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Community Board No. 2, Manhattan

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January 4, 2023

Sarah Carroll, Chair
NYC Landmarks Preservation Commission
One Centre St., 9th Floor North
New York, New York 10007

Dear Chair Carroll:

At its December Full Board meeting on December 20, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

1. *79-81 Charles Street - Application to modify the areaways and railings, excavate the cellar and rear yard, construct a rear yard addition, and construct a rooftop addition.

Whereas:

- A. 79 and 81 Charles Street are an integral part of a row of seven 19th century houses, each of which possesses a small measure of individuation within their overall unified appearance; and
- B. The restoration of the front façade, including the proposed changes to the areaway, the new railing at 81, the cornice restoration, the 2 over 2 wood frame windows, and the restoration of each property's distinctive newel posts, is entirely respectful of the context of both houses and within the row; and
- C. The proposal is sensitive to the importance of maintaining the characteristic rhythm of visual individuation and distinction of each house, and
- D. The rear and rooftop additions proposed for 81 are similar in massing to a previously approved application, and
- E. The rear and rooftop additions on 79, with the exception of the basement window that is shared with 81, confirm the individual identity of each house; and
- F. As demonstrated by the mock-up and as described by the applicant, other than flues, the rooftop additions do not seem to be visible from any public thoroughfare; and

- G. The excavation of the rear yard is well within the property lines, providing a buffer to adjoining properties, and commendably is covered in sufficient soil to provide for plantings, including new trees; and;
- H. The historic plaque commemorating Hart Crane's residence at 79 will remain; now

Therefore, be it resolved that Manhattan CB2 approves the proposal in its entirety and commends the applicant on their conscious effort to maintain visually appropriate individuation of each property.

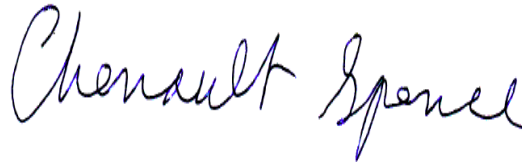
Vote: Unanimous, with 39 Board Members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Jeannine Kiely, Chair
Community Board #2, Manhattan



Chenault Spence, Chair
Landmarks & Public Aesthetics Committee
Community Board #2, Manhattan

JK/em

cc:

Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Manhattan. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Gregory Cala, Community & Intergovernmental Affairs Associate, LPC